

24th July 2008

c.c. CNH TV



Mr Frank Campbell
Corporate Director
Havant Borough Council
Civic Offices
Havant
Hampshire
PO9 2AX

Mike Dannatt
MD/S546&HBC
HLDF 28 & 30

Dear Mr Campbell

**PORTSMOUTH WATER COMMENTS ON
HAVANT BOROUGH COUNCIL CORE STRATEGY DOCUMENTS**

Following discussions with staff here at Portsmouth Water, I fear that our response, dated 25th April 2008, on the Borough's Core Strategy Documents, was not entirely consistent with previous discussions that have been held with Council staff.

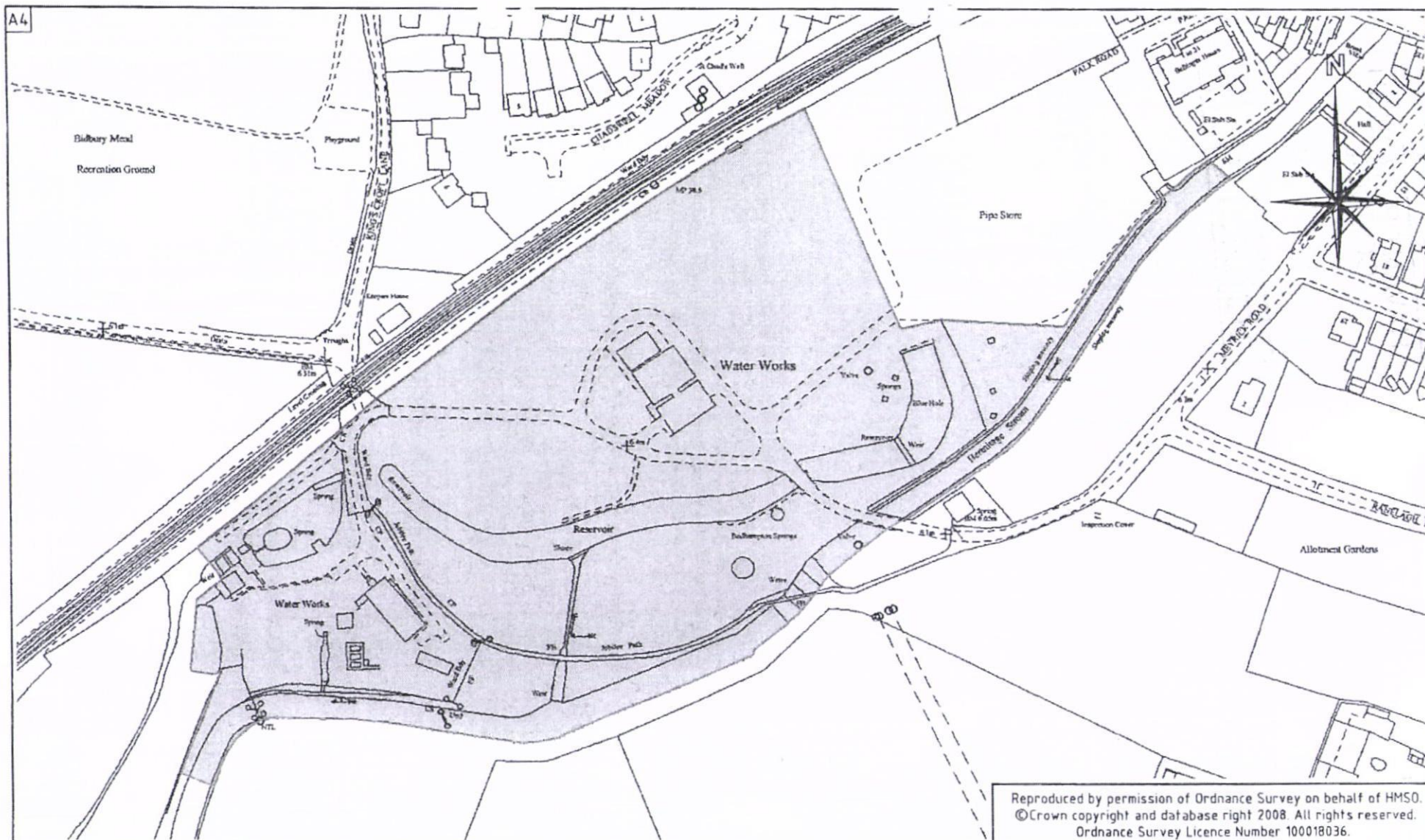
It is the comments in Item 5 of the Appendix which I think need to be amended.

- Firstly we made reference to the existing operational site at Bedhampton and appended a plan which was also inaccurate. A revised plan showing the accurate representation of our operational land is attached to this letter. The previous plan should be destroyed. As the land is already used for operational purposes, there was no need for us to ask you to designate it for these purposes.
- Secondly, whilst it is possible that the treatment facilities required for Havant Thicket Winter Storage Reservoir might be considered on the existing operational site, the area is very congested with underground apparatus. The land marked as INF3 is, too, under consideration for the Havant Thicket proposal or if at some stage further treatment is needed for the Havant & Bedhampton Springs. There are also the possibilities that, at some time in the future, the effluent from the Waste Water Treatment Works at Budds Farm might be used to augment Havant Thicket or water supplies directly. With all of these alternatives in mind, we remain convinced that area INF3 should remain designated for water supply use.

Please accept my apologies for our previous inaccurate statements. I hope that you can incorporate our revised comments.

Yours sincerely

A.R. NEVE
Technical Director



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APPENDIX 'A' - SITE BOUNDARY BEDHAMPTON WORKS PUMPING STATIONS No.1 and No.2

Drawing No.	Job No.	Date	Scale
79/121A	S546	22-07-08	NTS
Drawn By	Traced By	Checked By	
	DCR	DBB	



Mr. Frank Campbell,
Corporate Director,
Havant Borough Council,
Civic Offices,
Havant,
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Please ask for	Tracey Viney
Our Ref	S546/TV
Your Ref	HLDF 28 & 30

Dear Mr Campbell,

Portsmouth Water Comments on Havant Borough Council Core Strategy Documents

Thank you for forwarding a copy of the consultation documents to the company for comment. Portsmouth Water welcomes the inclusion of the Havant Thicket Winter Storage Reservoir proposal in the following sections of the core strategy report:

- Policy CS2- Efficient use of resources, specifically paragraph 2.22
- Policy CS3 (8) - Effective use of land and infrastructure
- Policy CS7 (7) - Tourism
- Policy CS15 (2) – Culture and recreation

The Company would wish to comment on a number of matters directly and indirectly related to the reservoir proposal. These comments are set out in Appendix A. In particular I would wish to draw your attention to the fact that the area allocated as INF1 on map 3 does not cover the full extent of the currently proposed reservoir site.

I note that the questionnaire circulated with the consultation includes questions 55 and 60 which are specifically relevant to the company proposals at Havant Thicket. Once the Council has collated the responses to the consultation, I would be grateful if you could provide some feedback to the company on the responses to these specific questions.

I hope that the comments in the attached document will help the Council to inform the Core Strategy and the Allocation Plan document going forward.

Yours sincerely

Andy Neve
Technical Director

Sent by email 25 April 2008 to policy.design@havantbc.gov.uk

Appendix A

Portsmouth Water Comments on Havant Borough Council Core Strategy Documents

HLDF 28 – Preferred Options Core Strategy, March 2008

HLDF 30 – Allocations development Plan, March 2008

Portsmouth Water welcomes the inclusion of the Havant Thicket Winter Storage Reservoir proposal in the following sections of the core strategy report:

- Policy CS2- Efficient use of resources, specifically paragraph 2.22
- Policy CS3 (8) - Effective use of land and infrastructure
- Policy CS7 (7) - Tourism
- Policy CS15 (2) – Culture and recreation

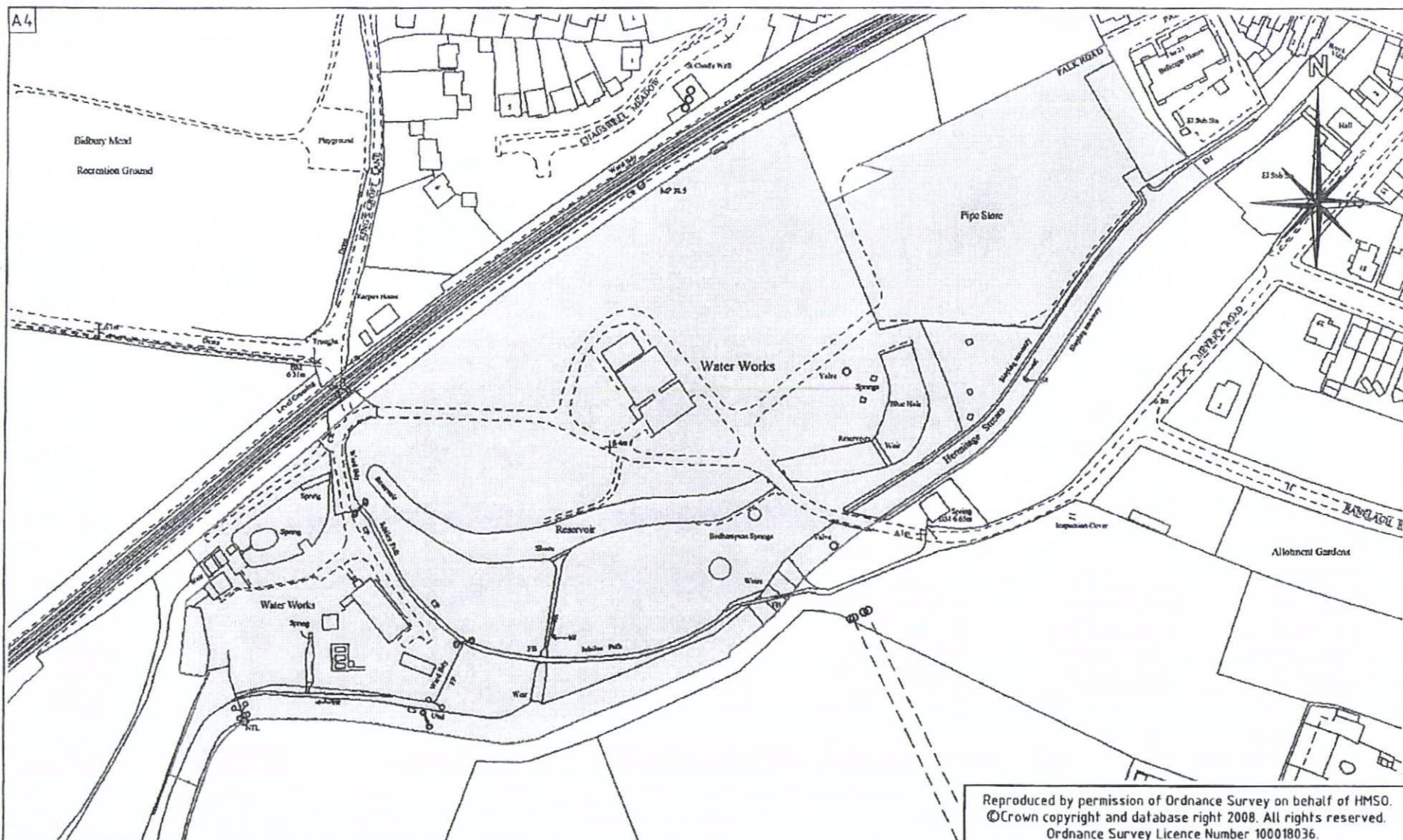
However, the Company would wish to draw attention to the following matters:

1. The core strategy preferred options key diagram at the front of the report HLDF28 indicates that the Dunsbury Hill Farm development site overlaps the proposed reservoir site. This is not correct, it is potentially misleading and could cause unnecessary confusion. It would be better if the two site symbols did not overlap.
2. The area shaded on Map 3 as INF1 and allocated for the Havant Thicket Winter Storage Reservoir does not extend over the full area of land currently proposed for the reservoir. The area should be extended in both the north and south direction. In the south the area currently shown does not cover the land which will form the embankment to the reservoir. A copy of the plan showing the maximum extent of the proposed reservoir is available in volume 2 (figure 3.3, option 1) of the March 2008 public consultation document. <http://www.havantthicketreservoir.co.uk/report.htm>
3. Land to the west of the reservoir site is allocated in the plan as; UE06a – Cabbagefield Row- Potential housing option for an urban extension. This land includes open grassland, hedgerows and scrub areas to the south of Bells Copse woodland. The company have some serious reservations about this proposal for the following reasons;
 - a) The proposed reservoir spillway is located such that it discharges in to the existing watercourse on the site of UE06a. Thus it is essential that the watercourse is retained to allow for discharge of the surplus flood water from the reservoir and to maintain water levels in the Hermitage Stream. In addition, a substantial easement will be required around the watercourse to facilitate regular inspection and maintenance of the watercourse, as well as to allow for an appropriate flood plain.
 - b) Additional housing and paved areas will create run-off which will reduce the capacity available in the flood control structure to the south of UE6a. This capacity is required for managing the overflow from the proposed reservoir at times of heavy rainfall.
 - c) Making provision for new housing immediately to the west of the reservoir, where it is already known that an embankment will be required to hold back the reservoir water, may increase anxiety amongst the public about flooding events. This is of concern as any increased anxiety may impact the current good level of support from the community for the reservoir proposal.
 - d) The land area covered by UE06a is likely to be identified as an important area for mitigation of wildlife losses associated with the development of the reservoir site, as grass and scrub areas to the west of the reservoir site are likely to be important for release of reptiles collected from the reservoir site ahead of the development. Thus the loss of any of this habitat could potentially hamper the reservoir mitigation strategy.

- e) Environmental surveys completed to date for the Havant Thicket Winter Storage Reservoir EIA have indicated that the Bells Copse woodland provides important habitat for nightjar and woodcock. Having immediately adjacent open areas (grassland/ scrub) is also critical for such species. The potential loss of any of the open areas and particularly any woodland edge habitat at this location is likely to increase public objection to development on the open space north of Leigh Park, which could in turn result in increased objection to the reservoir proposal, especially as it would be harder to put in place local robust mitigation for the loss of woodland within the reservoir site. It also appears to be contrary to the stated objective in the plan of increasing and improving tree cover / existing woodlands, including protection and enhancement of the ancient Forest of Bere (para 4.8 and TR1 in the allocations development plan refer).
- f) Placing housing development immediately adjacent to the proposed reservoir is incompatible with the objective of creating an attractive open landscape around the reservoir. It would detract from the amenity value of the west side of the reservoir and add to potential disturbance levels.

Given the concerns summarised above Portsmouth Water would prefer that the land identified on the plan as UE06a at Cabbagefield Row be retained as open space, as proposed in section 9.2 of document HLDF30.

- 4. Land to the west of the reservoir site is allocated in the plan as; RE4 – Cabbagefield Row: Potential option for low carbon or renewable energy systems. While the company have no objection in principle to this proposal, the final location would need to be agreed between all interested stakeholders, if the potential to create a renewable energy option for the reservoir scheme energy needs is to be pursued following the company public consultation exercise.
- 5. The Company welcome the inclusion of the area shown as INF3 on map 6, which document HLDF 30 has confirmed is designated for use as “Water treatment and storage facilities for Portsmouth Water south-west of Kingscroft Farm, Havant”.
 - a) The Council need to be aware that revisions to the treatment facilities at the Bedhampton springs site immediately to the north of area INF3 are also being investigated by the Company in conjunction with the Havant Thicket Winter Storage Reservoir proposals. In addition, the Company must also undertake a review of all critical treatment facilities located within the floodplain, in order to implement learning from the Gloucestershire flooding events in 2007. As a result the Company would ask that the existing land area of the Bedhampton springs site should also be shown as an area for potential additional water treatment and storage facilities in the plan. This can be achieved as an extension to area INF3, or by providing a separate designation for the site, as has been done for the existing Budds Farm waste water treatment works (INF2). A plan of the area is attached as Appendix A.
 - b) Part of site INF3 is shown on the Environment Agency flood map and thus may not be suitable for treatment works. It could, however, be used for enforced flood storage and the creation of salt marsh habitat.
- 6. Policy CS2 – Efficient use of resources; refers to the Code for Sustainable Homes. Portsmouth Water is concerned that developers will not reach level 3 of the code by 2011. There is little evidence that current developers meet level 1 and proposed modifications to the Building Regulations will only achieve this lower standard. The company have assumed in our draft Water Resources Management Plan that new homes will meet level 1 of the code. Level 6 of the code will require rain water harvesting and Portsmouth Water remain sceptical about the economic and practical justification for such proposals.



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APPENDIX 'A'-SITE BOUNDARY BEDHAMPTON WORKS PUMPING STATIONS No.1 and No.2

Drawing No.	Job No.	Date	Scale
79/121	S546	25-04-08	NTS
Drawn By	Traced By	Checked By	
	DCR	DBB	

26 July 2011

Mrs R Lyons
Senior Policy Planner
Havant Borough Council
Civic Offices
Havant
Hampshire
PO9 2AX

Mr C Hardyman
CNH/jd

Dear Mrs Robyn Lyons

Further to our recent discussion I enclose a plan showing the Group-owned land in the Havant Centre/Bedhampton area.

On the plan, the land highlighted orange is set aside for operation activities. These are either current activities or land set aside for future operational use.

The land highlighted yellow is owned by other Companies in the Portsmouth Water Group. Some of it is already leased and being developed via the local plan. All the sites listed in the 2011 SHLAA Review that relate to the Group are highlighted in yellow.

Please do not hesitate to contact me should you require any further information.

Yours sincerely

C.N. HARDYMAN
Company Secretary

Enc.

The Potential Options shown in the Map Booklet are for discussion only at this stage. We want to hear your views on the options for future development

MAP 6





16 July 2012

Mr S Birch
Orchard Homes and Developments Limited
Orchard House
51-67 Commercial Road
Southampton
SO15 1GG

18 JUL 2012
RECEIVED

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Please ask for
Our reference **MHM/ja**
Your reference

Dear Mr Birch

PROPOSED DEVELOPMENT SOUTH OF RANELAGH ROAD, HAVANT

Portsmouth Water would strongly advise against laying an entrance road across the land known as Spring Plot, Brockhampton Road, Havant to provide access to a new development of over 100 houses to the south of Ranelagh Road, Havant.

Spring Plot along with Boiling Meadow Springs contributes approximately 3 MI/d (3 million litres per day) to the yield of the Bedhampton and Havant Spring complex.

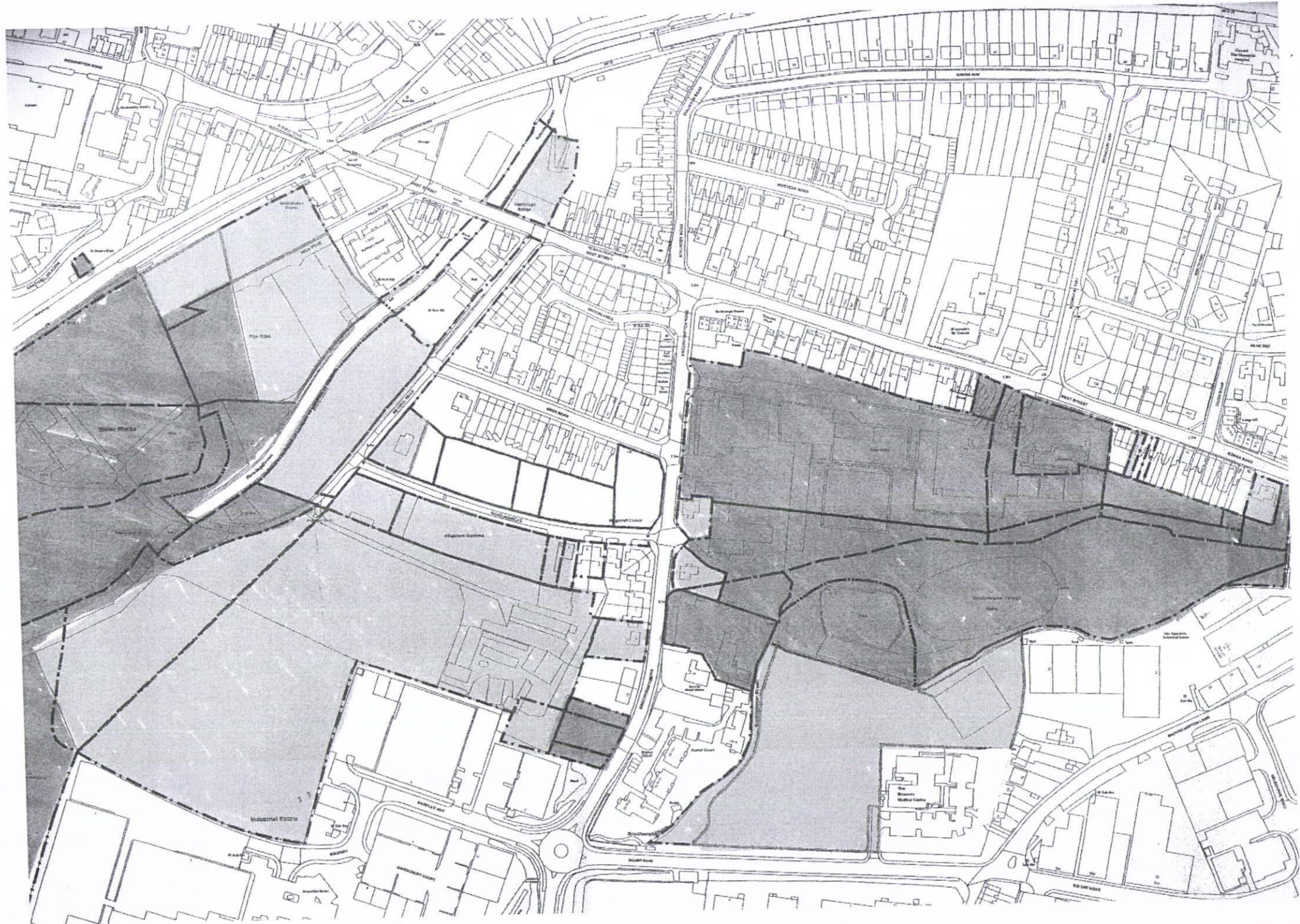
Our concerns are that foundation work required to lay an access road in the area of the Spring will affect the underwater geology of the spring and consequently the yield. The water pathways could change moving the flows away from this location and therefore eventually discharge into Portsmouth Harbour rather than being collected for public water supply.

In addition laying a road directly over or adjacent to a spring that is used for potable water supply has obvious pollution risks associated with it. Operational access to the spring would also need to be maintained at all times, this would obviously affect the usefulness of any road as the main means of access to a housing development.

I trust you understand our reasons for not supporting this access road and will take this into account.

Yours sincerely

M H Mills
Supply Engineer





7 March 2012

Mr C Murray
Service Manager (Planning Development)
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Please ask for Mr Hardyman
Our reference CNH/KL
Your reference

Dear Mr Murray

I am writing in response to your letter dated 25 January 2012, addressed to Mr S Garnett of Savills in relation to proposed development south of Ranelagh Road, Havant. In that letter you state that Portsmouth Water should provide a full assessment of the land needed for future water supply requirements.

Portsmouth Water has worked closely with Havant Borough Council in the past to enable the Council to fully understand our requirements. The most recent significant correspondence came in 2008 as a response to the Council's LDF Allocation Development Plan Document (March 2008).

The 'Map 6' from the document accurately showed land allocated "INF3" which the Company has allocated for potential water supply use. I enclose a copy of Map 6 and our detailed response to that document. This response clearly indicated that the Company "welcomes the inclusion of INF3 which HLDF30 has confirmed is designated for use as water treatment and storage facilities for Portsmouth Water South-West of Kingscroft Farm, Havant."

That response also highlighted a current operational site in Bedhampton that we wanted to link with INF3. A slightly amended plan was then sent with an accompanying letter on 24 July 2008 (also enclosed).

The Havant Borough LDF Proposals Map Booklet incorrectly replaces the agreed INF3 allocation with a new CS19.8 allocation. At that time we were in discussions with Robyn Lyons, Senior Policy Planner regarding our land. We highlighted all the potential development sites in our SHLAA 2011 Returns and at the request of Robyn I prepared a plan showing all the Company Owned land in the Havant and Bedhampton area and which of that was set aside for potential water supply operations. A copy of that correspondence is also enclosed (dated 26 July 2011) and you will see it is still consistent with our other correspondence in that the INF3 original area is still set aside.

I trust the above will help to confirm that at no time have we ever suggested that the land proposed for the Ranelagh South development forms part of our future land asset allocation for water supply use.

Yours sincerely


C N HARDYMAN
Company Secretary

Enc